

**APPLICATION 2020-724 STAFF REPORT
PARK PLACE MATTHEWS PHASE 3
ADDING ADDITIONAL UNIT**

Pre Public Hearing Staff Analysis • February 2021



Location

310, 314, 318, 322, and 326 Sadie Drive

Ownership/Applicant

ADP Mecklenburg, LLC

Zoning

R-VS (Residential - Varied Style)
Downtown Overlay District

Use

Single-Family Attached (Townhomes)

Request Summary

The developer is requesting modification of the site to allow for an additional unit to be created within the previously approved buildable area. The applicant is also requesting that the elevations be modified by materials, windows, and accent siding. Convert garages from 2 singles to 1 double garage.



SITE INFORMATION AND BACKGROUND

Site Summary

This property was original zoned R-VS in 2005, and the site is located within the Downtown Overlay. Most of the original site has been developed. The whole project area is shown in blue and the subject area is highlighted in red. This property currently has a final plat recorded that would allow the final building to be built with 5 dwelling units. Building Elevations were approved as part of the original rezoning.

This site does make use of flexible design standards.



CURRENT VIEW FROM RIGHT OF WAY



CURRENT VIEW FROM RIGHT OF WAY



SITE TABULATION					SEE NOTE A8
BUILDING	UNIT TYPE	UNIT AREA	UNIT TOTAL S	B.D.G. TOTAL	
1	3 - 30' TOWNHOUSE	1649	5547	5547	
2	6 - 28.67' TOWNHOUSE	1625	9750	9750	
3	6 - 30' TOWNHOUSE	1649	11094	11094	
TOTAL S.F. ON SITE		28,391 SF			
TOTAL RESIDENTIAL UNITS ON SITE		18			

ZONING / DEVELOPMENT AS OF 01/23/21 (CHANGES UNDERLINED)
PROPOSED USE: ATTACHED RESIDENTIAL
PROPOSED ZONING: R-VS INNOVATIVE
EXISTING ZONING: R1 AND R20
TOTAL PROJECT SIZE: 2.089 ACRES
UP TO 16 TOWNHOMES (16 SHOWN)
ON-SITE PARKING SPACES: 39
SPACES PER UNIT: 2.16
REQUIRED PER UNIT: 2.00

- CONDITIONAL NOTES:
- A. GENERAL NOTES
1. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL THE TOWN'S REGULATIONS, INCLUDING APPL. CAREY LAND DEVELOPMENT SUBDIVISION, AND FLOOD DAMAGE REGULATIONS.
 2. STORM WATER SYSTEMS FOR THE SITE SHALL BE PROVIDED BY MEANS OF AN ON-SITE DETENTION AND/OR RETENTION STRUCTURE (POND) AND/OR UNDERGROUND PIPING AND STORAGE. A FOUR FOOT HIGH, GREEN VINYL COATED METAL FENCE SHALL PROTECT THE PERIMETER OF ANY POND.
 3. THE PROJECT SHALL BE ACCESSIBLE BY A PRIVATE DRIVEWAY AS IL LUTATED PER THE PLAN. THE LOCATIONS OF THE EXISTING DRIVEWAY AND INTERNAL SIDEWALKS MAY VARY FROM THE REZZONING SITE PLAN. THE DRIVEWAY SHALL BE TYPE II, TWO LANE DRIVE WITH A MINIMUM INTERNAL WIDTH OF 34 FEET.
 4. STREET IMPROVEMENTS TO SADDIE DRIVE SHALL CONSIST OF CURB, GUTTER, STREET TREES, AND SIDEWALK.
 5. THE EXTERNAL STANDING LIGHT STYLE SHALL BE ACCORDING TO THE TOWN STANDARD PROHIBITED IN THE DOWNTOWN MASTER PLAN. OTHERWISE CURRENTLY REFERRED TO BY DUKE POWER AS "THE ACUM" LIGHT FIXTURE. APPROPRIATE SPACING SHALL BE DETERMINED BY THE DEVELOPER AT A LATER DATE, BUT SHALL AT A MINIMUM PROVIDE A SECURELY LIGHTED ENVIRONMENT. LIGHTING LAYOUT TO BE MUTUALLY APPROVED BY THE DEVELOPER AND THE TOWN'S PUBLIC WORKS DEPARTMENT.
 6. THE PROPOSED SITE LAYOUT AND SITE TABULATION TABLE REFLECTS THE DEVELOPMENT CONCEPT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, SIZE OF BUILDINGS, BUILDING SHAPES, CIRCULATION PATTERNS FOR THE PRIVATE DRIVEWAYS, PARKING AREAS, AND OTHER DEVELOPMENT FEATURES. CHANGES WHICH DO NOT SUBSTANTIALLY ALTER THE GENERAL RELATIONSHIP SHALL BE PERMITTED BY RIGHT.
 7. AN ASSOCIATION SHALL OVERSEE THE PROPERTY AND AT A MINIMUM SHALL BE RESPONSIBLE FOR ALL EXTERIORS, LANDSCAPING AND SURFACE AREAS. THE ASSOCIATION SHALL ENFORCE AND POST NO-PARKING IN THE DRIVEWAY AND IN FRONT OF THE GARAGES.
 8. THE ELEVATION DRAWINGS SHALL CONTAIN THE STANDARD FOR ARCHITECTURAL STYLE AND DESIGN. MODERN CHANGES SHALL BE PERMITTED AS A MATTER OF RIGHT BY THE DEVELOPER. OTHER CHANGES SHALL BE PERMITTED AT THE PLAN REVIEW LEVEL OR LATER BY ADMINISTRATIVE APPROVAL. THE EXTERIORS OF THE UNITS SHALL BE VENTURED OF A FULL-FACED BRICK GARAGE ONLY ON REAR OF BUILDING TO BE HORIZONTAL SIGNED.
 9. THE EXISTING HOUSE ON PARCEl #227-012-10 WILL EITHER BE MOVED OR DEMOLISHED AS PART OF THE FIRST OR SECOND PHASE OF THE CONSTRUCTION.
 10. THE SITE AND STREETScape SHALL BE LANDSCAPED ACCORDING TO THE REQUIREMENTS OF THE TOWN ORDINANCE INCLUDING THE DOWNTOWN OVERLAY DISTRICT. STREET TREES RED MAPLE OF A 3 INCH MINIMUM CALLIPERS WILL BE PROVIDED IN THE PLANTING STRIP ALONG SADDIE DRIVE IN FRONT OF THE UNITS TYPICALLY 150 FOOT ON CENTER MODIFIED FOR THE RIGHT TRIANGLE AND UTILITY EASEMENTS. IN ORDER TO PRESERVE THE SWIM BUFFER AREA AND STREAM CHANNEL ALONG THE SOUTH AND SOUTHWEST REAR AND SIDE OF THE SITE, NO SCREENING OR BUFFERING IS REQUIRED ALONG THE EASTERN SIDE YARD SINCE THE ADJACENT PROPERTY IS ALSO SINGLE FAMILY RESIDENTIAL. HOWEVER, THE PETITIONER COMMITS TO SCREEN THE ALLEY/DRIVEWAY FROM THE ADJACENT PROPERTY WHERE THE ALLEY/DRIVEWAY TERMINATES BY PLANTING A 5' WIDE SCREEN OF VEGETATION OF APPROPRIATE HEIGHT AND DENSITY AS TO TILER THE VIEW CORRIDOR AND ARTIFICIAL LIGHT.
 11. THE TREE SAVE AREA SHALL CONSIST OF THAT AREA SHOWN ON THE SITE PLAN AS THE SWIM BUFFER AND SHALL FOLLOW THE REQUIREMENTS OF THE TOWN'S SWIM BUFFER ORDINANCE, EXCEPT WITH UPLAND ZONE MODIFICATIONS THAT ARE MORE STRINGENT THAN THE ORDINANCE. THE STREAM SIDE ZONE OF THE SWIM BUFFER SHALL BE UNDISTURBED WITH NO TREE CLEARING. THE UPLAND ZONE SHALL BE HELD TO THE HIGHER LIMITED CLEARING STANDARD OF THE MANAGED USE ZONE (PER THE ORDINANCE). WHERE THE UPLAND ZONE ADJUTS OR CLOSELY ADJUTS THE DRIVEWAY AND BUILDING, THE STANDARDS OF THE UPLAND ZONE SHALL APPLY. TO MEET THE REQUIREMENTS OF THE SWIM BUFFER STANDARDS, THE DEVELOPER MAY BE REQUIRED TO SEEK A VARIANCE RELATED TO THE DRIVEWAY PROXIMITY, HOWEVER, OTHER REMEDIES PROVIDED BY THE ORDINANCE OR THE NOTES OF THIS CONDITIONAL PLAN SHALL BE USED AS A FIRST OPTION.
- B. NOTES SPECIFIC TO R-VS INNOVATIVE
1. THE INNOVATIVE STANDARD WITHIN THE R-VS DISTRICT SHALL ALLOW THE DWELLING UNITS TO BE ASSESSED BY A PRIVATE STREET, A MINIMUM LOT SIZE OF 1.25+ A 3 FOOT MINIMUM FRONT SETBACK, A MINIMUM REAR YARD OF 5 FEET, AND A MINIMUM BUILDING SEPARATION OF 5 FEET. THE UNDERLYING ZONING DISTRICT SHALL CONTROL HEIGHT OF THE BUILDING.
 2. NO TOWNHOME SHALL CONTAIN LESS THAN 1,500 HEATED SQUARE FEET. ANY CHANGES RESULTING BECAUSE OF THIS NOTE SHALL BE PERMITTED BY RIGHT BY THE DEVELOPER SO LONG AS SUCH CHANGES ARE CONSISTENT WITH THIS NOTE AND PROPOSED SITE LAYOUT (REFER TO WAB ABOVE).
 3. PER THE R-VS PORTION OF THE SITE, THE APPLICANT SHALL COMPLY WITH SECTION 18.41 OF THE SUBDIVISION REGULATIONS, PAYMENT OF FEES IN LIEU OF LAND DEDICATION.



**URBAN
DESIGN
PARTNERS**

1315-ell central ave. - 704.333.3333
cra. bds, nc 28105 - 704.334.4335
urban-designpartners.com
nc firm no. P-2019
nc arch no. C-13344

ADP Mecklenburg, LLC
David Pendergast

PO Box 65
Waxhaw, NC 28173

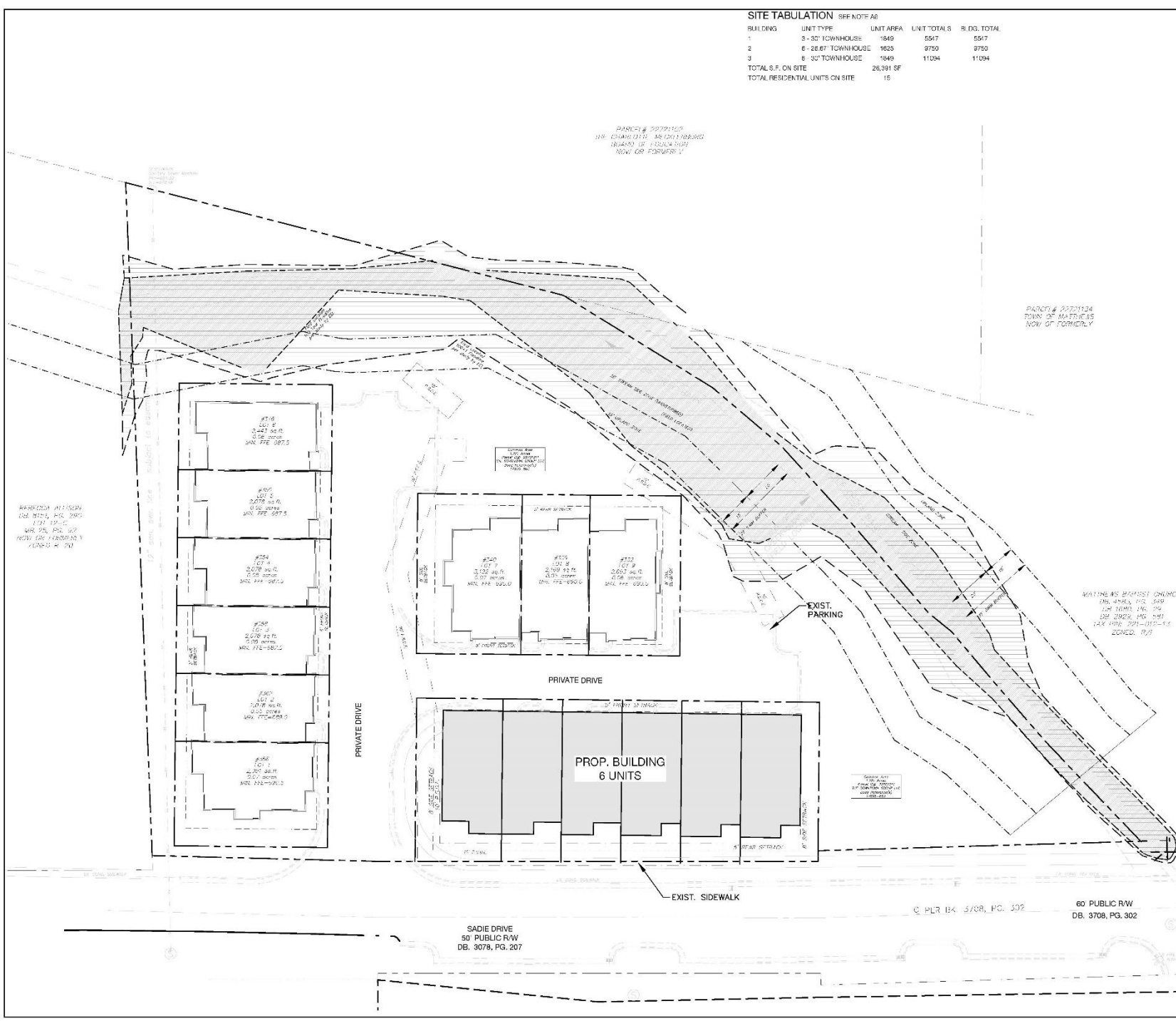
**Park Place
Phase III
Rezoning Plan**
Saddle Drive Matthews, NC

NO.	DATE	BY	REVISIONS

Project No: 21-CLT-002
Date: 01.25.2021
Designed By: UDP
Checked By: bds
Sheet No:

RZ-1.0

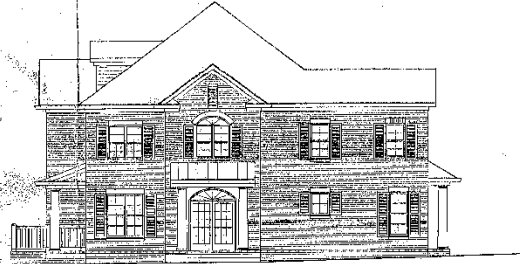
PROPOSED SITE PLAN





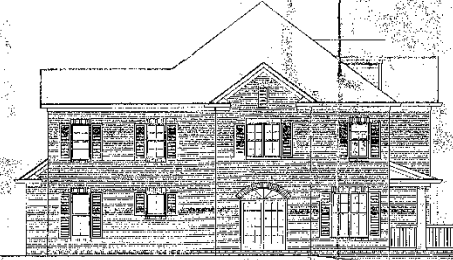
01 Building Three Front Elevation

1/8" = 1'-0"



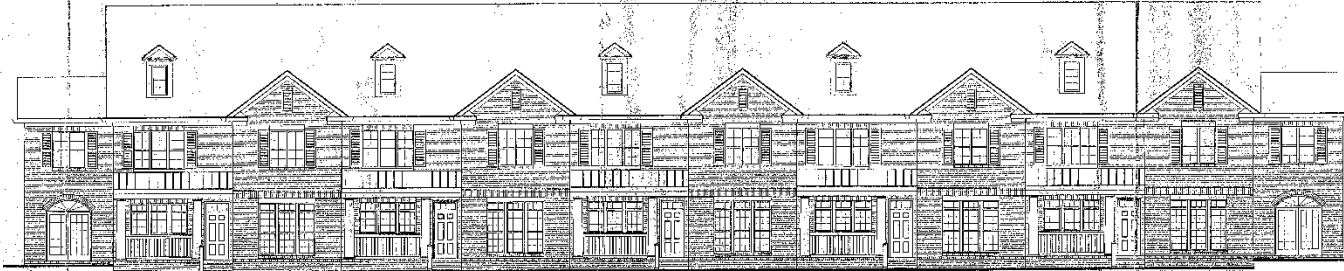
03 Building Three Side Elevation

1/8" = 1'-0"



02 Building Two Side Elevation

1/8" = 1'-0"



04 Building Two Front Elevation

1/8" = 1'-0"



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Interim
Release
Drawing

Not for Construction,
Final Pricing, or Permit

Park Square - Phase III
Matthews, NC

DATE

December 2, 2004

REVISIONS

PROJECT NUMBER

04 07

DRAWN BY:

NWA

CHECKED BY:

NWA

Exterior
Elevations

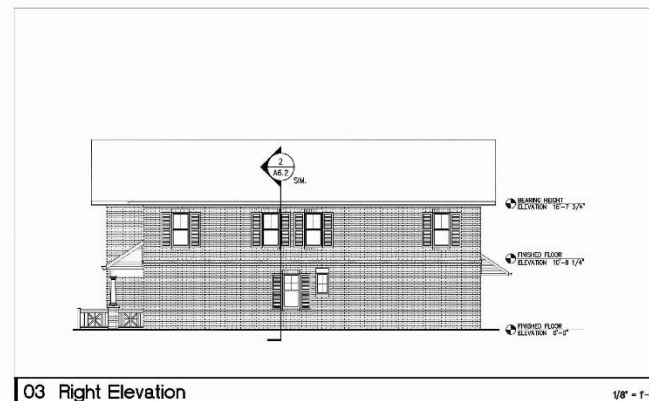
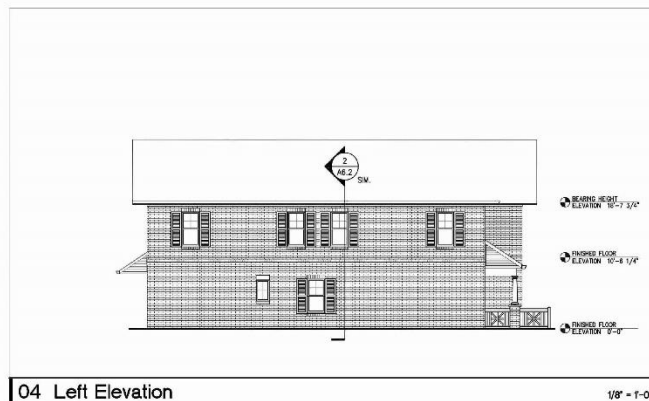
A1

ORIGINAL
BUILDING
ELEVATIONS

REZONING
471

BUILDING
TWO

PROPOSED SITE PLAN ELEVATIONS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. The site shall carry forward the conditional notes and requirements as created in Rezoning Case 471 except as amended.
2. Increase the total number of townhomes to 15 from 14
3. Update the approved building elevations

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

This property is located in the designated Downtown Master Plan area of the Land Use Plan.

Consistency

The proposed changes are consistent with the Land Use Plan and similar development already established along the corridor.

MATTHEWS LAND USE PLAN FOR DOWNTOWN STATES:

The Town encourages a variety of alternative residential housing and mixed use developments in Downtown. Such uses support the economy of Downtown and create demand for a wider array of land uses.

DOWNTOWN ACTION ITEMS:

- Abide by the guidelines set forth in the Downtown Master Plan.
- Expand alternative style housing and mixed use developments
- Create a unique, aesthetic appeal through site plan approvals that include quality architectural design and building materials, minimal setbacks, and rear parking.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. The side building elevations have been significantly altered. Peak along roof has been removed as well as several windows and a glass door. Would recommend some elements be added back to the final design as these areas will be visible from the street.
2. This project will require an update to the final plat.